

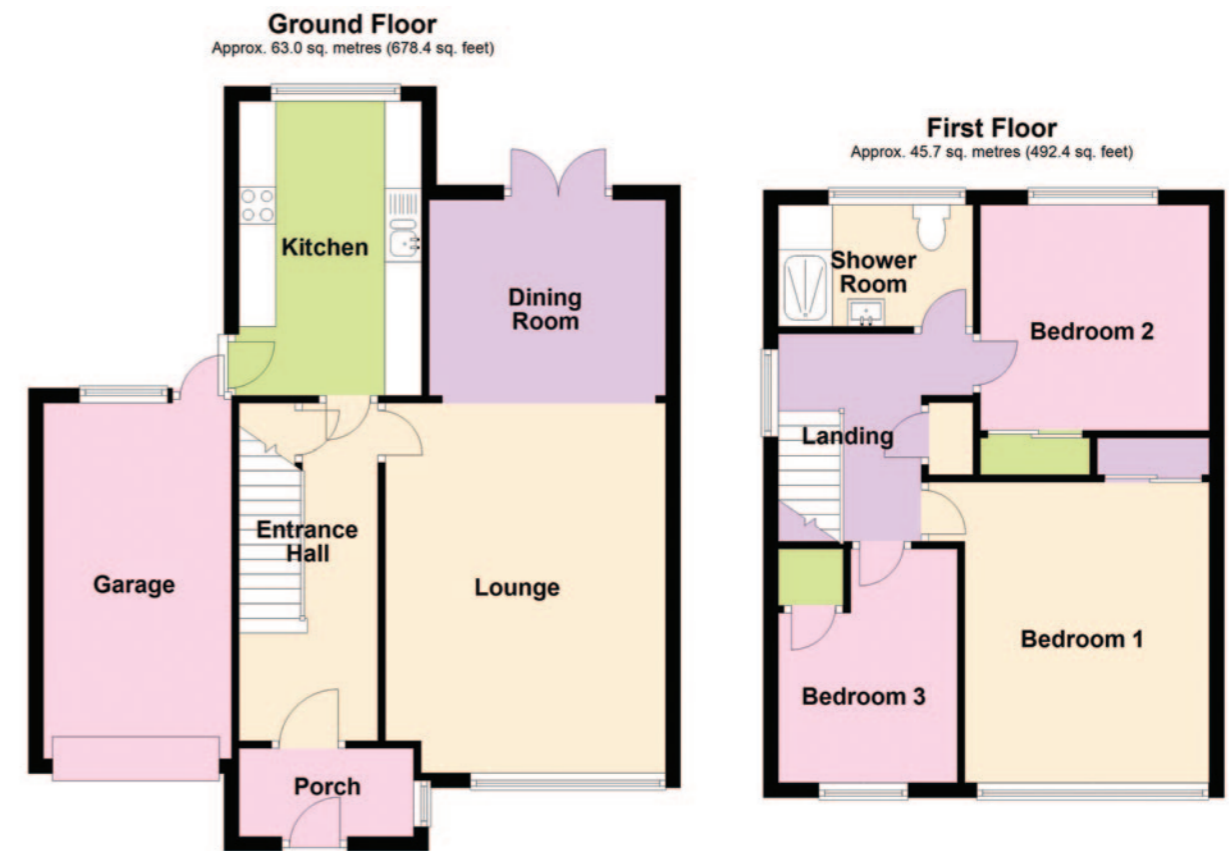
Rise Park

Dunvegan Drive
Nottingham NG5 5DX

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Porch

2.36m x 1.19m
(7'9" x 3'11")

Lounge

5.00m max x 3.81m max
(16'5" max x 12'6" max)

Dining Room

3.20m x 2.67m
(10'6" x 8'9")

Kitchen

3.99m x 2.48m
(13'1" x 8'2")

FIRST FLOOR

Bedroom One

4.09m max x 3.81m max
(13'5" max x 12'6" max)

Bedroom Two

3.10m x 3.05m
(10'2" x 10'0")

Bedroom Three

3.18m max x 2.44m max
(10'5" max x 8'0" max)

Shower Room

2.64m x 1.65m
(8'8" x 5'5")

OUTSIDE

Garage

4.82m x 2.55m
(15'10" x 8'4")

108.8 sq metres
(1170.8 sq feet)

Total Area
(Approx)

Nottingham City Council

Band
C

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(A)

Guide Price

£275,000

Detached House

3 bedrooms

EPC Rating

C (70)

Tenure

Freehold



Arnold Branch

102 Front Street t 0115 955 5550 e arnold@david-james.com

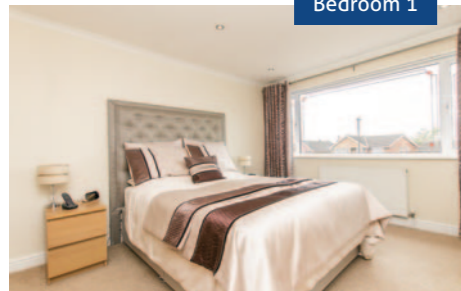
www.david-james.com



Dining Room



Hallway



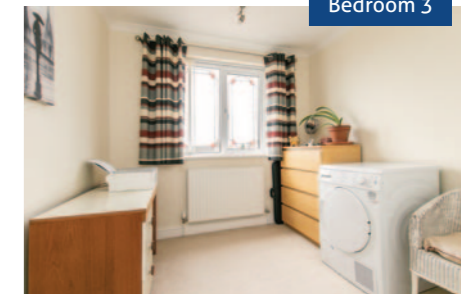
Bedroom 1



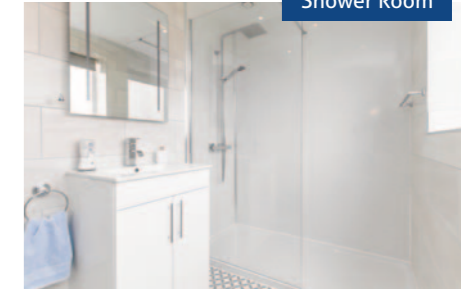
Bedroom 2



Lounge with Dining Room



Bedroom 3



Shower Room

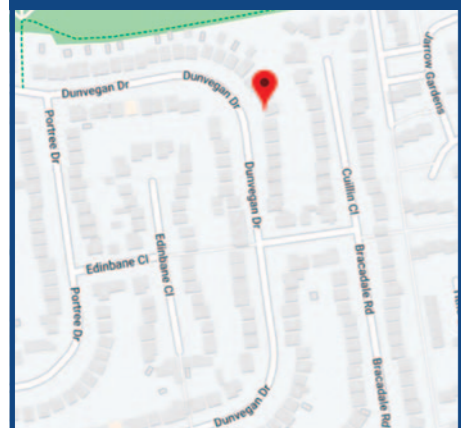


Patio



Garden

Location Map



Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Beautifully presented detached family home
- ✓ 3 bedrooms (with a variety of in-built wardrobes/storage cupboards)
- ✓ Impressive entrance hall with porch
- ✓ Spacious lounge with feature fireplace
- ✓ Adjoining dining room with French doors
- ✓ Modern kitchen with a generous range of units & integ. appliances
- ✓ Fantastic modern family shower room/WC
- ✓ Superb established garden with patio areas
- ✓ Generous driveway and garage provide parking
- ✓ Sold with no upward chain

Summary

NO CHAIN! A beautifully presented three bedroom detached family home in the highly sought after Rise Park with the stunning Bestwood Country Park on the doorstep! There's a spacious lounge with an adjoining dining room, an impressive entrance hall with porch as well as a beautiful modern kitchen with a range of units and integrated appliances whilst upstairs, the bedrooms are complemented by a variety of in-built wardrobes/storage cupboards and a fantastic modern shower room with white suite. Outside, the property boasts a superb established rear garden with a variety of feature patio areas, a generous driveway to the front providing off-street parking as well as a useful garage with power, lighting and a rear pedestrian access door. Viewing highly recommended!

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£3,750.00

Additional or buy to let property

£12,000.00

For more information visit
www.david-james.com/stampduty